

058.A

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0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

377,500 / 377,500

USE VALUE:

377,500 / 377,500

ASSESSED:

377,500 / 377,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #:	16
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Owner 1: CHEN BENGAN &

Owner 2: ZHANG AILIAN

Owner 3:

Street 1: 16 FRAZER ROAD #16

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: WHITNEY PATRICIA -
Owner 2: -
Street 1: 16 FRAZER ROAD #16
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6051																

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
102								126884				GIS Ref	
0.000								GIS Ref				GIS Ref	
377,500								10/16/18				Insp Date	
377,500								10/16/18				10/16/18	

PREVIOUS ASSESSMENT								Parcel ID				USER DEFINED			
PREVIOUS ASSESSMENT								Parcel ID				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		Prior Id # 1:	126884		
2022	102	FV	377,500	0	.	.	377,500	Year end	12/23/2021			Prior Id # 2:			
2021	102	FV	370,600	0	.	.	370,600	Year End Roll	12/10/2020			Prior Id # 3:			
2020	102	FV	363,800	0	.	.	363,800	363,800	Year End Roll	12/18/2019		Prior Id # 1:			
2019	102	FV	350,000	0	.	.	350,000	350,000	Year End Roll	1/3/2019		Prior Id # 2:			
2018	102	FV	317,100	0	.	.	317,100	317,100	Year End Roll	12/20/2017		Prior Id # 3:			
2017	102	FV	282,800	0	.	.	282,800	282,800	Year End Roll	1/3/2017		ASR Map:			
2016	102	FV	305,700	0	.	.	305,700	305,700	Year End	1/4/2016		Fact Dist:			
2015	102	FV	289,800	0	.	.	289,800	289,800	Year End Roll	12/11/2014		Reval Dist:			

SALES INFORMATION												TAX DISTRICT				PAT ACCT.			
SALES INFORMATION												TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date		Sale Code		Sale Price	V	Tst	Verif		5033!				5033			
WHITNEY PATRICI	67155-492		4/27/2016				310,000	No	No			PRINT				PRINT			
SHAKE THOMAS H	25354-263		5/19/1995				110,000	No	No	Y		Date				Date			
												Time				Time			

BUILDING PERMITS												ACTIVITY INFORMATION			
BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name
7/30/2015	1052	New Wind	2,950	7/30/2015				Removal of garden				10/16/2018	Measured	DGM	D Mann
7/31/2012	953	New Wind	4,931					REPLACE 10 WINDOWS				3/8/2017	SQ Returned	EMK	Ellen K
8/18/2003	695	Re-Roof						SPLIT W/10 CONDO U				11/19/2015	Permit Insp	PC	PHIL C
												8/24/2005	Info Fm Prmt	BR	B Rossignol
												5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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